



17 Howitts Road, Bottesford, Leicestershire,  
NG13 0FX

£489,950

Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Family Home
- 4 Bedrooms & 2 Receptions
- Ground Floor Cloaks & Utility
- Landscaped Corner Plot
- Westerly Rear Aspect
- 1108 Sq Ft of Accommodation
- Superb Dining Kitchen
- Ensuite & Main Bathroom
- Ample Parking & Garage
- Cul-De-Sac Location

We have pleasure in offering to the market this modern detached family home originally completed in 1998 by Beazer Homes to their Marston design which is a well thought and versatile home that has been tastefully modernised and reconfigured by the current owner.

The accommodation provides four double bedrooms, the principle of which benefits from ensuite facilities, and a separate main bathroom. To the ground floor an initial entrance hall leads into a pleasant sitting room with feature fireplace and pocket sliding doors leading through into a fantastic open plan, light and airy, everyday living/dining kitchen. This area is flooded with light, benefitting from a run of bifold doors on the westerly side, leading out into the garden. The reception space is open to a beautifully appointed Howdens kitchen providing a generous level of storage with two runs of preparation surfaces, integrated appliances and a useful utility off. In addition there is a ground floor cloak room.

The property benefits from UPVC double glazing, gas central heating and the installation of solar panels, neutral decoration throughout and occupies a fantastic corner plot tucked away in a small cul-de-sac setting with ample off road parking, an integral garage, electric car charger and a landscaped westerly facing garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **BOTTESFORD**

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A CANOPIED PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

### **MAIN ENTRANCE HALL**

15'9" x 6'5" (4.80m x 1.96m)

A well proportioned space having attractive oak effect LVT flooring, deep skirtings, spindle balustrade staircase rising to the first floor landing and further doors, in turn, leading to:

### **GROUND FLOOR CLOAK ROOM**

5'7" x 2'6" (1.70m x 0.76m )

Having a two piece suite comprising close coupled WC and vanity unit with heritage washbasin with chrome mixer tap and metro style tiled splash backs, continuation of the oak effect flooring and inset downlighters to the ceiling.

### **SITTING ROOM**

16'7" x 11'9" (5.05m x 3.58m)

A well proportioned space having a double glazed window to the front and access via pocket doors to a living/dining kitchen at the rear. The focal point to the room is an attractive raised, finished stone fireplace with inset gas fire. The room having deep skirtings, continuation of the oak effect flooring, wall mounted air conditioning unit and glazed oak sliding pocket doors leading into:

### **OPEN PLAN LIVING/DINING KITCHEN**

27'6" x 10'8" (8.38m x 3.25m)

A fantastic, well proportioned, open plan space flooded with light benefitting from a southerly aspect to the rear with a run of bifold double glazed doors leading out into the garden creating an attractive reception area perfect for everyday living and entertaining. The reception area is large enough to accommodate both a living and dining space, having bespoke fitted low level dresser units with oak shelving above, continuation of the oak effect flooring, deep skirtings, inset downlighters to the ceiling, vertically mounted contemporary column radiator and a door returning to the main entrance hall.

The reception area is, in turn, open plan to a beautifully appointed fitted kitchen; having a generous range of wall, base and drawer units finished in heritage style colours with two runs of oak surfaces, one with inset ceramic sink and drain unit with brush metal swan neck mixer tap and metro style tiled splash backs; integrated appliances including AEG fan assisted oven with combination microwave, pull out pantry unit to the side, fridge, freezer, dishwasher and five ring stainless steel finish gas hob; inset downlighters to the ceiling, double glazed window overlooking the rear garden and a further door leading through into:

### **UTILITY ROOM**

8'6" x 5'11" (2.59m x 1.80m)

Tastefully appointed to complement the main kitchen; having fitted base units with butchers block work surface over with inset ceramic deep bowl sink and drain unit with brush metal swan neck mixer tap and metro style tiled splash backs; wall mounted Worcester Bosch gas central heating boiler concealed behind cupboard door; separate built in cloaks cupboard; plumbing for washing machine; continuation of the oak effect flooring, deep skirtings, chrome towel radiator, double glazed window to the rear and exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

Having access to the loft space above and, in turn, further doors leading to:

## BEDROOM 1

13'7" x 11'7" (excluding wardrobes) (4.14m x 3.53m (excluding wardrobes))

A well proportioned double bedroom benefitting from ensuite facilities and with a pleasant aspect down the close to the front; the room being fitted with a run of built in wardrobes and having; wood effect laminate flooring, wall mounted air conditioning unit, double glazed window and a further door leading through into:

## ENSUITE SHOWER ROOM

6'5" x 6'5" max into shower enclosure (1.96m x 1.96m max into shower enclosure)

Having a modern suite comprising; shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over; close coupled WC; pedestal washbasin by Roca with chrome mixer tap and set into a vanity unit beneath; tiled splash backs, shaver point, built in airing cupboard housing hot water cylinder and double glazed window to the front.

## BEDROOM 2

11'7" x 10'11" (excluding wardrobes) (3.53m x 3.33m (excluding wardrobes))

A further double bedroom having a pleasant aspect to the rear across the property's own garden and playing fields beyond; having a run of built in wardrobes and double glazed window.

## BEDROOM 3

14'10" max (13' min) x 8'9" (4.52m max (3.96m min) x 2.67m)

A further double bedroom having an aspect to the front and a double glazed window.

## BEDROOM 4

12'5" x 8'9" (3.78m x 2.67m)

A further double bedroom with a southerly aspect to the rear across the property's garden and playing fields beyond, having a double glazed window.

## BATHROOM/SHOWER ROOM

8'6" x 6'10" (2.59m x 2.08m)

Tastefully appointed having a suite comprising; panelled bath with mixer tap; separate shower enclosure with wall mounted shower mixer with rainwater rose over; close coupled WC; and vanity unit with inset washbasin; tiled splash backs and floor, towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

## EXTERIOR

The property occupies a delightful position on a pleasant corner plot tucked away towards the end of a small cul-de-sac setting, benefitting from a westerly rear aspect and set back behind an open plan frontage which is partly laid to lawn with inset shrubs. An adjacent block set driveway provides off road car standing for several vehicles (with wall mounted electric car charger) and in turn, leads to an attached (former) double garage. To the side of the property a courtesy gate gives access into a westerly facing rear garden which benefits from an open aspect across the adjacent school playing fields and has been landscaped with

an initial block set terrace that links back, via the bifold doors, into the living area of the kitchen, making an excellent outdoor entertaining area. This leads out onto a central lawn with well stocked perimeter borders with established trees and shrubs. The garden is enclosed to all sides with a further courtyard style garden to the easterly aspect.

## FORMER DOUBLE GARAGE

18'11" wide in total x 17'10" max (16'9" min deep) (5.77m wide in total x 5.44m max (5.11m min deep))

The garage has seen a removal of one of the doors to be replaced by a double glazed window behind which lies a useful workshop/storage space although it could be returned back to garaging if required. The main garage has an electric up and over sectional door, power and light and also houses the electrical consumer unit. There is a courtesy door at the rear and electric car charging point.

## COUNCIL TAX BAND

Melton Borough Council - Band E

## TENURE

Freehold

## ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

Please note the property has its own private driveway but there is a shared access with the adjacent dwelling.

The property benefits from the installation of solar panels, which are owned outright and will remain with the property.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:- <https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





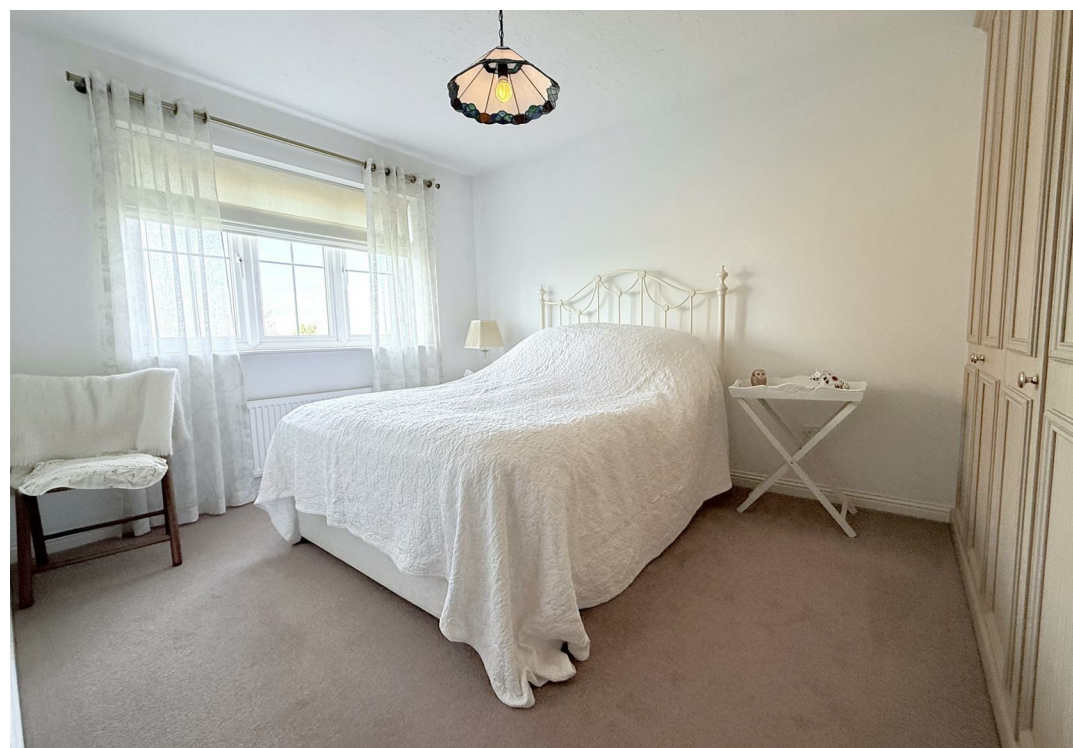




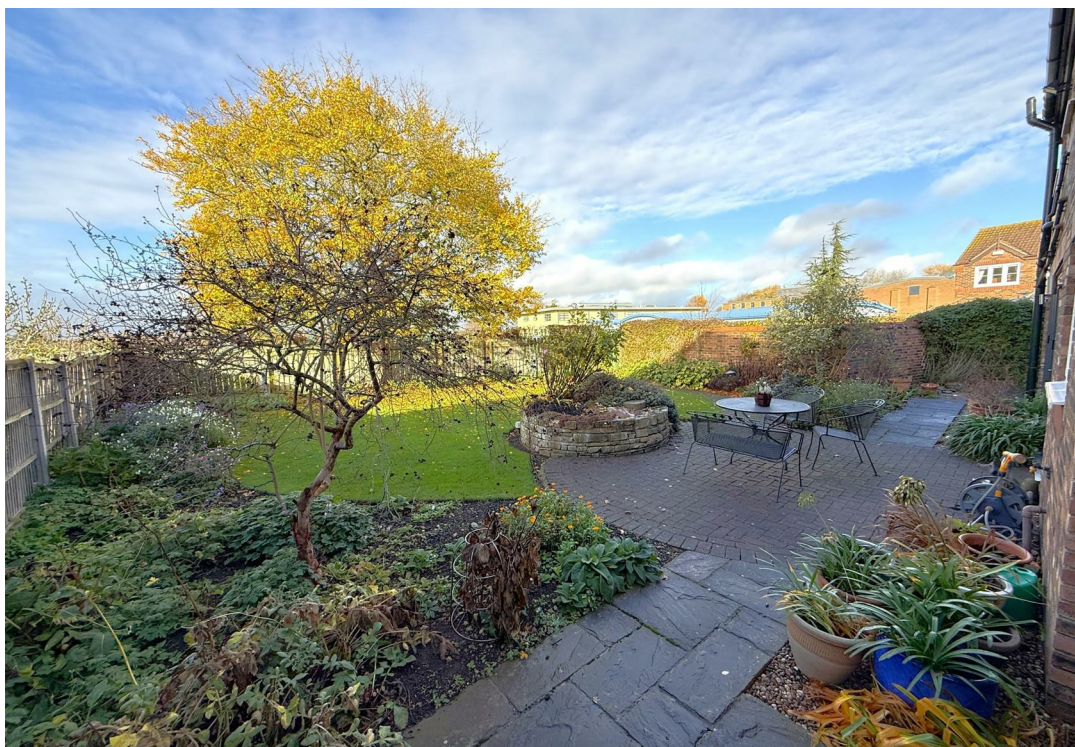




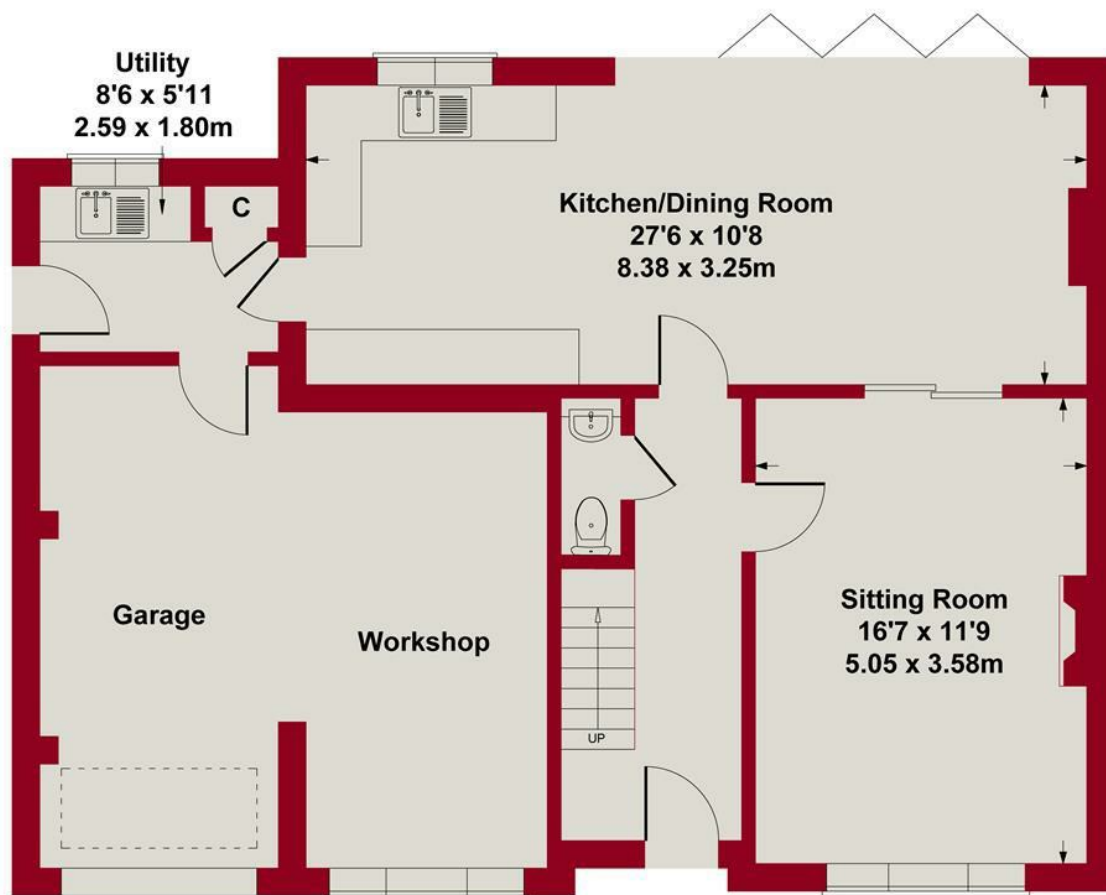




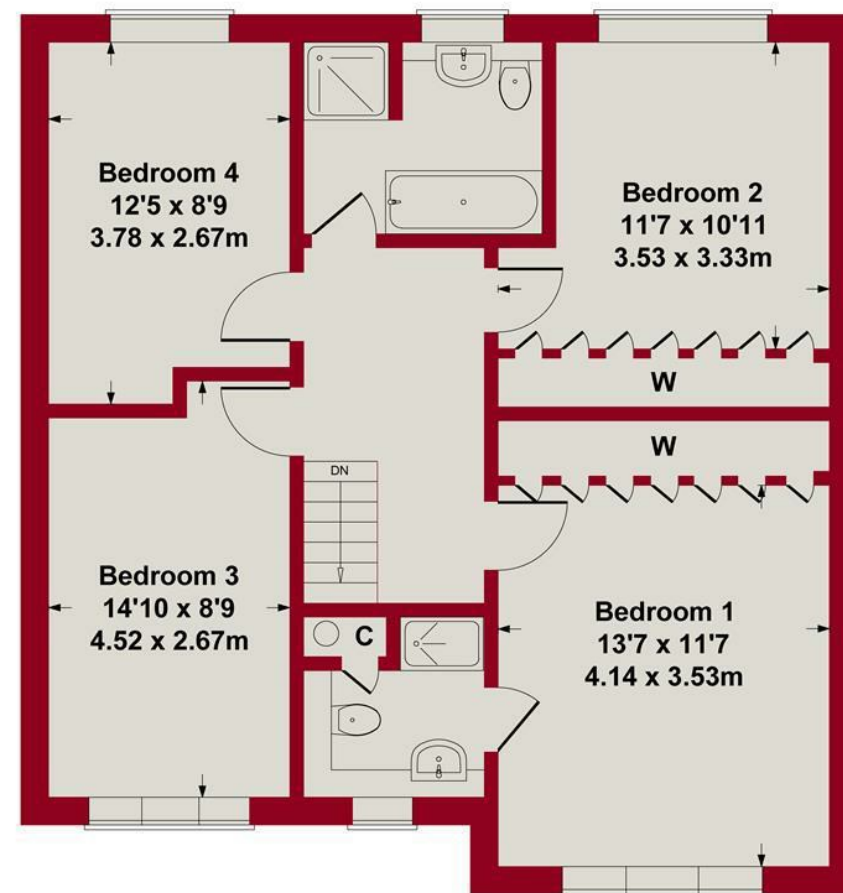








**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

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